

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Town Hall Council Chambers**

Tuesday, February 18, 2014

MINUTES

Members: Paul Aho, Steve Bacon, Laurie Best (via Skype in Australia), Manny Haidous, Jon Hand, Peter Millman (by phone), and Betsy Paterson, Sondra Astor-Stave (by phone)

Staff: Cynthia van Zelm

Guests: Howard Kaufman and Lou Marquet with LeylandAlliance; Jeffrey Resetco with EdR

1. Call to Order

Steve Bacon called the meeting to order at 5:05 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from December 17, 2013

Betsy Paterson made a motion to approve the December 17, 2013 minutes. Paul Aho seconded the motion. The motion was approved.

4. Review of DRAFT Storrs Center Phase 2 Plans

Mr. Bacon introduced Howard Kaufman and Lou Marquet from LeylandAlliance, and Jeffrey Resetco from EdR.

Mr. Bacon referenced the draft renderings and site plans sent earlier in the day for Phase 2 (Wilbur Cross Way neighborhood) and Phase 3 (for-sale residential area) of Storrs Center. Hard copies were available at the meeting as well. Mr. Bacon said the Board had received a presentation on the plans. The draft renderings for Phase 2, however, are new.

Mr. Bacon invited the Committee to a presentation to the Town Council by the Partnership, Leyland, and EdR on February 24, 2014. It will include the plans to finish Phase 2 and Phase 3 to complete Storrs Center.

Cynthia van Zelm reviewed the schedule for submittal and approval of a zoning permit application for Phase 2 for Storrs Center. Mr. Bacon said the Committee's March 18 meeting will be significant as the Committee will receive a draft of the application and design guidelines checklist.

Jeffrey Resetco reviewed the draft Phase 2 elevations with the Committee.

He noted that the Oaks office will move to the VS-2 building as they need room for additional staff to manage and market the properties. Mr. Resetco said there will be some residences on the first floor. They will also have a model in the next phase.

There will be a walking plaza from VS-2 next to Bruegger's Bagels to Storrs Road.

The roofs will be flat roofs for the buildings in Phase 2.

Mr. Resetco said there will be an alley between buildings VS-8/9 and VS-10 that goes back to the for-sale residential. Lou Marquet said there may be storefronts that face this muse.

Mr. Resetco said a small exercise/yoga studio will be put in the old Oaks office at 9 Dog Lane.

Mr. Resetco said they are working with a new architectural firm for Phase 2, and the architectural firm came to Storrs Center to view the project. He asked the firm to be creative while following the Storrs Center Design Guidelines.

Howard Kaufman said the design for Phase 2 is more contemporary. Mr. Marquet said the outside building materials such as clapboard will be similar to the other phases already built.

Peter Millman expressed interest in more variation in height and a review of some of the colors shown on the preliminary renderings (A-503 drawing). Jon Hand agreed.

Some of the Committee members expressed concern that some of the renderings looked a little "busy."

Manny Haidous expressed interest in canopies over store fronts to protect from the weather elements.

Mr. Haidous asked if there would be room on the sidewalks for tables for the restaurants. Mr. Marquet replied in the affirmative.

Mr. Hand suggested moving the position of the windows so they are off set (A-521). Mr. Aho agreed.

Mr. Marquet suggested presenting VS-5 and VS-6 separately so they do not look so monolithic.

Mr. Resetco said he will take back the comments received from the Committee to the architects, and make changes for the Committee's second review.

The Committee agreed to meet on March 5 at 5 pm to review revised renderings.

Mr. Kaufman then reviewed the plans for the for-sale residential housing, referring to the draft renderings and photos of buildings Leyland had built in Warwick Grove, NY.

Mr. Kaufman said two options were being reviewed for parking that would accommodate Phase 2 – a surface lot with pervious pavement or a two level parking deck.

There are three for-sale housing options being proposed for the for-sale residential. Type A/B is a four unit townhouse with some master bedrooms on the first floor, and two parking spaces. These units would be 1,700 to 2,000 square feet. There are 16 units proposed for the Type C townhouse which are smaller with one parking space. These would be about 1,000 square feet plus.

The condos would include parking in the rear of the unit, at the basement level. A resident would walk from his/her parking space to an elevator to get to their unit. These condos would be 1,400 to 1,800 square feet. Mr. Marquet showed photos of similar units Leyland built in Warwick Grove.

Mr. Kaufman said there would possibly be a stand-alone community room for resident events. He said there will also be green space in the site.

Mr. Kaufman said that architectural firm Union Studios is expecting to have a rendering for Monday's Town Council meeting.

Mr. Bacon asked if the Type C townhouses were offset and Mr. Marquet replied in the affirmative.

Mr. Millman expressed support for master bedrooms on the first floors.

Several Committee members expressed support for the townhouses to have individual colored facades vs. unified facades.

Mr. Kaufman said there may be the ability to add a 3rd floor/storage on the Type A/B townhouses.

Mr. Hand suggested a different location for the doors to break up the design for the townhouses. Mr. Millman suggested varying shutter color.

Mr. Marquet said the plan is for the site to be well landscaped. He said there may be the ability to have a community garden in response to a question from Mr. Millman.

Mr. Haidous asked if homes will be customized. Mr. Marquet said that owners could do some customization.

Mr. Marquet said that Leyland will test the housing market in April.

Mr. Kaufman said an association of the owners would be established and would oversee the maintenance.

Mr. Kaufman said the current parking factor is being evaluated. Currently, the parking study as part of the Storrs Center Special Design District requires 1.25 spaces per residential unit. The trend is showing that less cars are parking in Storrs Center for the residential uses. The

outcome on the parking factor will determine how much additional parking is constructed. As allowed for in the parking study, the parking factor is being evaluated by parking professionals based on the actual parking trends in Storrs Center.

Mr. Haidous asked about how seasonality fits into the parking trends. Mr. Kaufman said parking is most heavily used mid-week, mid-day.

Mr. Kaufman and Mr. Resetco said a surface lot would allow for the pervious pavement and for significant landscaping vs. a two deck structure. Mr. Marquet said with the grade, the lot will be lower than the townhouses, and not an aesthetic impediment.

4. Adjourn

The meeting adjourned at 7:20 pm.

Minutes prepared by Cynthia van Zelm